



CLUBLEYS ESTATE AGENTS

62 - 64 Market Place,
Market Weighton, York,
YO43 3AL

T. 01430 874 000

F. 01430 872 605

E. mw@clubleys.com

W. www.clubleys.com

DESIGN AND ACCESS STATEMENT

PROPOSED ERECTION OF AN AGRICULTURAL GRAIN STORE

AT NEW GRANGE FARM, BACK LANE, BILLINGLEY

Jonathan Wood, M.R.I.C.S., F.A.A.V.,
CLUBLEYS,
60- 64, Market Place,
Market Weighton,
York.
YO43 3AL
Tel: 01430 874000

RESIDENTIAL // COMMERCIAL // LETTINGS // SURVEYORS // AUCTIONEERS // AGRICULTURAL



Chris Clubley & Co Ltd t/a Clubleys

Registered in England: 2531433 Regulated by RICS

BRANCHES IN // BEVERLEY // BROUGH // MARKET WEIGHTON // POCKLINGTON // STAMFORD BRIDGE

**PROPOSED ERECTION OF AN AGRICULTURAL GRAIN STORE
AT NEW GRANGE FARM, BACK LANE, BILLINGLEY**

Contents

Section	Page
Introduction	3
The Design Statement	3
The Access Statement	4
Conclusion	5

1.0 Introduction

- 1.1 This is a Design and Access Statement submitted on behalf of Mr. J. Crapper (G. H. Crapper and Son) who is proposing to erect an Agricultural Grain Store at New Grange Farm, Billingley.

2.0 Background

- 2.1 Mr. Crapper farms approximately 200 hectares of land as a beef and arable unit and farms as a Tenant on the Fitzwilliam Wentworth Estate. He farms with his wife and two sons.
- 2.2 The existing farming unit has an outdated and undersized grain store with associated storage bins and this is in need of complete renovation. It is also far too small for the amount of grain now grown on the Holding due to the Holding increasing in size over recent years and increased grain yields.
- 2.3 Due to the volatility of grain prices that has been seen over the past 5 years, it is now more important than ever to be able to store all the grain that is grown on the farm at harvest time, for sale later in the year in line with market conditions, rather than being forced into selling at harvest at often vastly reduced prices.
- 2.4 The decision has now been taken to invest a significant amount of money in this new grain store to bring the farm up to modern arable farming standards.

3.0 Design

- 3.1 The building is designed to facilitate the storage of 1,500 tonnes of grain and to be suitable for modern day equipment.

4.0 Amount

- 4.1 The building is designed to store 1,500 tonnes of grain which will then enable the farm to store all the grain that is grown.

5.0 Layout

- 5.1 The layout of the building is basic and simplistic, being an open span shell with single vehicular entrance roller shutter door. Temporary divisions will be used within the building to divide the different crops and these will be moved year on year to facilitate the different acreages of the various crops grown each year.

6.0 Scale

- 6.1 The building is designed to accommodate the grain, machinery and equipment and the size of the building is deemed appropriate in all dimensions for the function it is due to fulfil.

7.0 Landscaping, Appearance and Context

- 7.1 It is proposed to locate the building adjacent to the existing grain store and storage bins which is immediately adjacent to the existing farmstead. The building is of a size and type that one would expect to find on a modern working farm and is designed to fit in well in the context of the existing homestead and the surrounding land. The use of natural grey fibre cement roof sheets, concrete panels and grey steel profile sheeting above, make it fit in to the local landscape as far as it is possible to do so with a building of this size and type and it should look appropriate in its location without any additional landscaping.

8.0 Access and Location

- 8.1 The access to the farmstead is unchanged by the development of the proposed building. The positioning of the building adjacent to the existing grain store and with the entrance to the building within the existing farmyard means that there should be no requirement for the creation of any additional yard area and no additional access requirements.

9.0 Conclusion

- 9.1 The proposed development is well designed, appropriate for the proposed use and located within the working yard, so as to not significantly add to the aesthetic impact of the existing homestead.



**Jonathan Wood MRICS FAAV
CLUBLEYS**